

BOARD OF VARIANCE MINUTES

Minutes for the Board of Variance Meeting of the Village of Pemberton held Thursday, December 17, 2020 at 5:00 PM via ZOOM Webinar ID: 867 9888 8684

IN ATTENDANCE:	Niki Vanker, Chair Drew Meredith Alan LeBlanc
STAFF IN ATTENDANCE:	Joanna Rees, Planner Gwendolyn Kennedy, Building & Planning Clerk
APPLICANT :	Phil Harrison
PUBLIC:	2

1. CALL TO ORDER

At 5:02 p.m. the meeting was called to order.

In honour of the Lil'wat7ul, the Village of Pemberton acknowledges that we are meeting within the unceded territory of the Lil'wat Nation.

2. AGENDA

Moved/Seconded
THAT the agenda be approved as circulated.
CARRIED

3. MINUTES

Moved/Seconded
THAT the minutes of the Board of Variance meeting held November 26, 2020, be adopted as circulated.
CARRIED

3. 1348 Greenwood Street – Lot 24 District Lot 211 Lillooet District Plan EPP88381

Planner Joanna Rees presented a report summarizing the variance request. Ms. Rees noted that, in response to feedback received from the public, the applicant submitted revised plans showing a reduction in building height. The amended agenda package including the revised plans was emailed to Board members.

A notice regarding this application was mailed to owners of all properties within 100 metres of the subject lands. The Village received six letters in opposition to the project. Five letters were included in the agenda package and the sixth, received after the agenda package was posted, was shared with Board members by email.

Ms. Rees invited questions from Board members. Board members requested clarification regarding the building height reduction and regarding the determination of building height.

Chair Niki Vankerker offered the applicant the opportunity to speak.

Phil Harrison, applicant and agent for the property owner, provided clarification regarding building height and lot elevations. Mr. Harrison thanked the Board members and the public for their time. Mr. Harrison explained that the variance request was made necessary by the challenging topography of the lot and noted that if approved, the variances would allow the house to be positioned to take advantage of the views, improve privacy, reduce the visual impact of the house from the street, and would permit a longer driveway with a more reasonable grade. Mr. Harrison pointed out that the encroachments into the setbacks are relatively minor, and that only the north corner of the house, the deck in front of the suite, and the covered walkway providing access to the suite project into existing setbacks, and that spatial separation requirements dictated by *BC Building Code* are respected.

Board members requested clarification regarding the extent of projections into setbacks.

Chair Niki Vankerker invited members of the public to speak for or against the application.

Jay Robertson, owner of the property adjacent to the subject lands, 7454 Dogwood Street, spoke in opposition to the variance requests. Mr. Robertson stated that the proposed house was designed without respect for lot line setbacks and does not suit the neighborhood. Mr. Robertson noted that granting of the variance request to reduce the west setback from five to three metres would cause the south facing deck to overlook his backyard and the backyard of his neighbour. Mr. Robertson stated his opposition to reducing setbacks to accommodate a house that does not fit on the lot.

Tracy Napier, 7445 Dogwood Street, spoke in opposition to the variance requests. Ms. Napier acknowledged the challenging topography of the lot but noted that the design of the house does not suit the lot. Ms. Napier stated that it is incumbent on the property owners to work within the constraints of the property.

The Board members discussed the merits of the application in relation to Section 542 (1) of the Local Government Act.

Moved/Seconded

THAT the Board of Variance deny the following variances from Section 11.1.4 of Residential 1 (R-1) of Zoning Bylaw No. 832, 2018:

- To reduce the minimum front west lot line setback from 6.0m to 5.0m, a relaxation of 1.0m;
- To reduce the minimum exterior north side lot line setback from 4.6m to 3.0m, a relaxation of 1.6m; and
- To reduce the minimum rear east lot line setback from 5.0m to 3.0m, a relaxation of 2.0m.

CARRIED

4. NEW BUSINESS

There was no new business for consideration.

5. NEXT MEETING

Chair Vankerk thanked Board members for their service.

Planner Joanna Rees thanked Chair Vankerk and Board members for their service over the three-year term.

6. ADJOURNMENT

Moved/Seconded

THAT the Board of Variance meeting be adjourned.

CARRIED

At 5:38 p.m. the meeting was adjourned.

This is a true and correct
copy of a meeting of the
Board of Variance of the
Village of Pemberton, held
December 17, 2020.

Chair